



PLANNING COMMISSION SUMMARY OF ACTIONS

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SMD

June 30, 2005

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PRESENT: Commissioners Alcorn, Byers, de la Fe, Harsel, Hall, Hart, Hopkins, Koch, Lawrence, Lusk

ABSENT: Commissioners Murphy, Wilson

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The meeting was called to order at 8:16 p.m. by Vice Chairman John R. Byers.

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COMMISSION MATTERS

Commissioner Alcorn announced that the Planning Commission would hold a workshop on July 14, 2005, at 7:30 p.m., in the Board Auditorium regarding the upcoming Zoning Ordinance Amendment on Regional Rail Transit Facilities scheduled for public hearing on July 21, 2005.

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Commissioner Harsel noted that the joint Planning Commission/School Facilities Committee would meet at 7:30 p.m. on Wednesday, July 13, 2005, in the Board Conference Room to discuss the School Board's new policy on locating telecommunications facilities on school property.

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Commissioner Byers MOVED THAT THE PLANNING COMMISSION DEFER THE PUBLIC HEARINGS ON RZ/FDP 2004-MV-041 AND SE 2004-MV-035, MHI HUNTINGTON LLC, TO A DATE CERTAIN OF JULY 28, 2005.

Commissioner Lusk seconded the motion which carried unanimously with Commissioners Murphy and Wilson absent from the meeting.

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Commissioner de la Fe MOVED THAT THE PLANNING COMMISSION DEFER THE PUBLIC HEARING ON SEA 82-C-063-04, H.B.L., INC., TO A DATE CERTAIN OF SEPTEMBER 29, 2005.

Commissioners Hall and Koch seconded the motion which carried unanimously with Commissioners Murphy and Wilson absent from the meeting.

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456A-Y96-4-1 - VERIZON WIRELESS, 3675 Centerview Drive

Commissioner Koch MOVED THAT THE PLANNING COMMISSION CONCUR WITH THE DETERMINATION THAT THE MODIFICATIONS PROPOSED BY VERIZON WIRELESS FOR THE TELECOMMUNICATIONS FACILITY LOCATED AT 3675 CENTERVIEW DRIVE IS IN CONFORMANCE WITH THE RECOMMENDATIONS OF THE COMPREHENSIVE PLAN AND CONSISTENT WITH THE PRIOR APPROVALS GRANTED BY THE PLANNING COMMISSION UNDER 456-Y96-4 ON AUGUST 1, 1996, AND THAT THE MODIFICATIONS BE CONSIDERED A "FEATURE SHOWN" PURSUANT TO SECTION 15.2-2232 OF *THE CODE OF VIRGINIA* AS AMENDED.

Commissioner Hall seconded the motion which carried unanimously with Commissioners Murphy and Wilson absent from the meeting.

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CODE AMENDMENTS (CHESAPEAKE BAY MAPS)

(Decision Only – Public Hearing held on June 16, 2005)

Commissioner Alcorn MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS THE ADOPTION OF THE PROPOSED AMENDMENTS TO THE MAP OF THE CHESAPEAKE BAY PRESERVATION AREAS AS SET FORTH IN THE STAFF REPORT DATED MAY 9, 2005 WITH THE FOLLOWING CHANGES, REFERENCED IN THE HAND-OUT TONIGHT:

SUBSTITUTE THE MAP PAGES ON TAX MAPS 36-3, 55-1, 96-4, AND 100-4, AS DATED JUNE 30, 2005, AND DISTRIBUTED TO THE COMMISSION TONIGHT FOR THE LIKE NUMBERED MAP PAGES IN THE STAFF REPORT DATED MAY 9, 2005, AND I WOULD SO MOVE.

Commissioner Hopkins MOVED TO MAKE A FRIENDLY AMENDMENT TO THE ORIGINAL MOTION AND DELETE THE CRIMMINS LANE SECTION, 780 FEET ON MAP 41-1, AND SEND IT BACK TO STAFF FOR RECOMMENDATION TO COME BACK TO THE PLANNING COMMISSION IN THE FALL.

Commissioners Alcorn and Lawrence accepted the amendment and the motion as amended carried unanimously with Commissioners Murphy and Wilson absent from the meeting.

Commissioner Alcorn MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS THE ADOPTION BY SEPARATE RESOLUTION OF THE POLICY FOR TREATMENT OF APPROVED AND PENDING PLANS OF DEVELOPMENT AFFECTED BY THE 2005 REVISIONS TO THE MAP OF CHESAPEAKE BAY PRESERVATION AREAS, AS SET FORTH IN THE STAFF REPORT DATED MAY 9, 2005.

Commissioner Lawrence seconded the motion which carried unanimously with Commissioners Murphy and Wilson absent from the meeting.

Commissioner Alcorn MOVED THAT THE PLANNING COMMISSION REQUEST THAT THE DEPARTMENT OF PUBLIC WORKS AND ENVIRONMENTAL SERVICES REVIEW AND REVISE THE PUBLIC INFORMATION BROCHURE FOCUSING ON THE RPA RULES, AS THEY AFFECT INDIVIDUAL HOMEOWNERS.

Commissioner Lawrence seconded the motion which carried unanimously with Commissioners Murphy and Wilson absent from the meeting.

Commissioner Alcorn MOVED THAT THE DEPARTMENT OF PUBLIC WORKS AND ENVIRONMENTAL SERVICES REVIEW, IN CONJUNCTION WITH ITS REVIEW OF THE RPA DECLASSIFICATION PROCESS NOW UNDER WAY, THE POSSIBILITY OF UPDATING THE MAP ADMINISTRATIVELY TO REFLECT DECLASSIFIED RPA SEGMENTS AND THAT DPWES REVIEW HOW PLANNING COMMISSIONERS AND BOARD MEMBERS CAN BE ROUTINELY NOTIFIED OF SUCH DECLASSIFICATIONS.

Commissioner Lawrence seconded the motion which carried unanimously with Commissioners Murphy and Wilson absent from the meeting.

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S04-I-B4 - OUT-OF-TURN PLAN AMENDMENT

Commissioner Hall MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF OUT-OF-TURN PLAN AMENDMENT S04-I-B4, AS SHOWN ON PAGE 6 OF THE STAFF REPORT. THIS RECOMMENDED TEXT ADDS AN OPTION FOR RESIDENTIAL DENSITY AT 5 TO 6 DWELLING UNITS PER ACRE TO ENCOURAGE THE CONSOLIDATION OF SURPLUS VIRGINIA POWER LAND AND THE TWO PROPERTIES FRONTING ON LACY BOULEVARD THAT HAVE SUFFERED SIGNIFICANT DETERIORATION. THIS RECOMMENDATION IS SHOWN ON MY HAND-OUT DATED JUNE 30, 2005. THE ONLY DIFFERENCE, AS I MENTIONED, IS THE "EEA" HAS BEEN DELETED.

Commissioners de la Fe and Koch seconded the motion which carried unanimously with Commissioners Murphy and Wilson absent from the meeting.

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RZ 2004-LE-012 - MDP GROVETON LLC
FDP 2004-LE-012 - MDP GROVETON LLC

Commissioner Lusk MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF RZ 2004-LE-012 AND THE CONCEPTUAL DEVELOPMENT PLAN, SUBJECT TO THE EXECUTION OF PROFFERS DATED JUNE 29, 2005.

Commissioners Alcorn and de la Fe seconded the motion which carried unanimously with Commissioners Murphy and Wilson absent from the meeting.

Commissioner Lusk MOVED THAT THE PLANNING COMMISSION APPROVE FDP 2004-LE-012, SUBJECT TO THE PROPOSED DEVELOPMENT CONDITIONS DATED JUNE 29, 2005, AND THE BOARD OF SUPERVISORS' APPROVAL OF RZ 2004-LE-012.

Commissioner Alcorn seconded the motion which carried unanimously with Commissioners Murphy and Wilson absent from the meeting.

Commissioner Lusk MOVED THAT THE PLANNING COMMISSION RECOMMEND THAT THE SERVICE DRIVE REQUIREMENT ALONG RICHMOND HIGHWAY BE WAIVED.

Commissioner de la Fe seconded the motion which carried unanimously with Commissioners Murphy and Wilson absent from the meeting.

Commissioner Lusk MOVED THAT THE PLANNING COMMISSION RECOMMEND THE TRANSITIONAL SCREENING REQUIREMENTS ALONG THE EASTERN AND WESTERN PROPERTY LINES BE MODIFIED TO THAT SHOWN ON THE CDP/FDP.

Commissioner de la Fe seconded the motion which carried by a vote of 9-0-1 with Commissioner Harsel abstaining; Commissioners Murphy and Wilson absent from the meeting.

Commissioner Lusk MOVED THAT THE PLANNING COMMISSION RECOMMEND THAT THE BARRIER REQUIREMENT ALONG THE EASTERN AND WESTERN PROPERTY LINES BE WAIVED.

Commissioner de la Fe seconded the motion which carried unanimously with Commissioners Murphy and Wilson absent from the meeting.

Commissioner Lusk MOVED THAT THE PLANNING COMMISSION RECOMMEND THAT PFM SECTION 6-0303.8 BE WAIVED TO PERMIT THE USE OF AN UNDERGROUND DETENTION FACILITY AND A SEPARATE UNDERGROUND WATER QUALITY CONTROL FACILITY IN A RESIDENTIAL AREA SUBJECT TO DEVELOPMENT CONDITIONS ENTITLED *WAIVER #22564-WPFM-001-1*, CONDITIONS DATED APRIL 21, 2005.

Commissioner Alcorn seconded the motion which carried by a vote of 9-1 with Commissioner Harsel opposed; Commissioners Murphy and Wilson absent from the meeting.

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The meeting was adjourned at 10:36 p.m.
John R. Byers, Vice Chairman